

**NOTE: THE FOLLOWING DOCUMENTATION
WAS SUBMITTED FOR THE RECORD BEFORE
OR AT THE PLANNING COMMISSION HEARING
ON THIS ITEM WHICH IS NOW APPEARING
BEFORE THE CITY COUNCIL**

Carman Burney

From: Steve Swanton
Sent: Monday, June 19, 2006 4:42 PM
To: Carman Burney
Subject: FW: NQTICE OF PUBLIC HEARING SUP-13289

Mr. Hamilton sent this to me as a protest...I didn't realize he was going to send me a protest. Is it valid? It does have his name and address.

From: AH62@aol.com [mailto:AH62@aol.com]
Sent: Monday, June 19, 2006 4:22 PM
To: SSwanton@lasvegasnevada.gov
Subject: NQTICE OF PUBLIC HEARING SUP-13289

PLANNING COMMISSION

RE: SUP-13289

1. There is no suite 100 at 1225 S. FORT APACHE ROAD; therefor this NOTICE OF PUBLIC HEARING should be dismissed immediately. The lowest suite number is 110 .Suite 100 would be out in the middle of FORT APACHE at 9000sq.ft..

2. On 1/08 2003 the COMMISSION approved the construction of this building. The issue at that time was primarily for approval of a TAVERN. Despite protests by residents it was approved with the proviso that the total site be developed and that the space next to the paseo would be retail and/or offices. The tavern would be located in the North West portion of the facility , backing up to the apartments and the farthest distance from the residences in Heritage Estates.

3. Since approximately 1994-1995 the development of this site has been a bone of contention between the residents of Heritage Estates (which borders on the site) and the owners (one of PECCOLE'S organizations). The contentious items included, among other things, BARS, TAVERNS, SUPPER CLUBS, ALCOHOL CONSUMPTION, GAMBLING DEVICES, PATRON NOISE AND GARBAGE DISPOSAL NOISE FROM CLANGING DUMPSTERS IN THE EARLY A.M. AND INCREASED TRAFFIC.

4. We (myself and other residents) suspect that this is a move by the PECCOLE organization to slip this under the radar (it's been 2 1/2 years since the last approval) and get a supper club approved with +/- DOUBLE the size of the tavern approved in 2003 (people will have forgotten that this space was agreed to be RETAIL/OFFICES) . There is a strong feeling of mistrust among the residents towards PECCOLE! This space was to be RETAIL /OFFICES so let it be RETAIL/OFFICES and follow the agreement of 1/08/03.

5. There has been no effort to complete the previously approved TAVERN which they were in a hurry to obtain. However their foot is in the door, 2 1/2 years have elapsed so now they want to change to a supper club and move closer to the main road and the RESIDENCES regardless of what was agreed to in order to improve their profitability.

In addition, if this is approved , it would not be a surprise to see them request an extension for the TAVERN and open it too. followed by a request to have gambling devices in the supper club.

SUMMARY:

THIS REQUEST SHOULD BE REFUSED!. PECCOLE SHOULD ADHERE TO THE AGREEMENT REGARDING THIS BUILDING-----RETAIL /OFFICES ALONG THE PASEO WITH THE 5000 SQ.FT. TAVERN

6/20/2006

LOCATED AT THE NORTH WEST END OF THE BUILDING -----

IF THEIR DUE DILIGENCE IN 2003 WAS FLAWED, THAT IS THEIR PROBLEM---- AN AGREEMENT IS AN AGREEMENT----- WE DON'T NEED A 9000 SQ. FT. SUPPER CLUB IN THIS PROXIMITY TO \$500,000-\$600,000 HOMES

SHOULD THE COMMISSION APPROVE THIS, IT WILL BE JUST ANOTHER EXAMPLE OF LARGE CORPORATIONS BREAKING AGREEMENTS AND GETTING WHAT THEY WANT TO BENEFIT THEMSELVES WITHOUT REGARD TO THE DETRIMENTAL AFFECTS ON OTHERS. THEY WILL ALSO HAVE SUCCEEDED IN PULLING THE WOOL OVER THE COMMISSIONS EYES .

HOLD THEIR FEET TO THE 1/08/03 APPROVAL THAT THE COMMISSION GRANTED.

DENY APPROVAL!!!!!!!!!!!!!!

ALEXANDER & VALERIE HAMILTON
9000 COVERED WAGON AVE
LAS VEGAS NV. 89117

CITY OF LAS VEGAS	
ONE MOTION/ONE VOTE	
	Planning and Development Department
	Current Planning Division
	731 South Fourth Street
	Las Vegas, Nevada 89101
	(702) 229-6301 Phone (702) 385-7268 Fax

SUBJECT: SUP-13389 - APPLICANT: MP PARTNERS - SUMMERLIN, LLC - OWNER: ERON ELI ELI, ET AL

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the *June 22, 2006* Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

Enclosed please find the proposed conditions of approval. If you agree to these conditions, please sign this form and fax it to Carman Burney at 385-7268. If there is no one present at the Planning Commission meeting who wants to discuss this item, you will not be called to the podium to discuss the case. However, you must be present in case any Planning Commissioner or member of the public wants to discuss the item. If you have any questions, please contact my office at (702) 229-6301.

Please sign and date that you have read and agree to the conditions.



Signature

6/19/06

Date

Masako Ishitsuka

Please print name

MP Partners Summerlin, LLC

Company Name

Sincerely,

Gary Leibold
Planning Supervisor
Current Planning Division